

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 29TH APRIL 2015, 7.00PM IN THE COUNCIL CHAMBER, SIMPSON CENTRE, STOTFOLD

Committee Members present: A Cooper (Chairman)

B Collier	Mrs M Cooper
S Dhaliwal	S Hayes
C Phelps	L Stoter
J Talbot	

Also present: 2 members of the electorate, Councillors Mrs S Bundock and B Saunders, and the Town Clerk

42/15 APOLOGIES FOR ABSENCE

There were none, as all Committee Members were present.

43/15 DISCLOSURE OF MEMBERS INTERESTS

There were none. Members were reminded that if at any time during the meeting they feel they have an interest in an item being discussed, they should declare it at that point.

44/15 PUBLIC PARTICIPATION – QUESTIONS, COMMENTS & RESPONSES

Not at this point.

45/15 CLERK’S REPORT, CORRESPONDENCE RECEIVED & MATTERS ARISING FOR INFORMATION

Correspondence received

For information, we have received notification from Central Beds Council that a Breach of Condition Notice has been issued in respect of the non-compliance with condition 2 on planning application CB/13/02896/FULL – the noise mitigation scheme for Unit 5, Fen End, Stotfold. A copy of correspondence from Central Beds Council to the applicant and Breach of Condition Notice was provided to Members.

46/15 DECISION NOTICES

Resolved that the Planning Decision Notices as listed and forming part of these minutes be noted.

With regard to the approval decision notice on application CB/14/01589/FULL The Pig & Whistle, 40 Brook Street, Stotfold, a request was made for the developers to ensure that any construction or delivery vehicle adheres to the new in place one-way system in Brook Street.

47/15 PLANNING APPLICATIONS

Two members of the public spoke for 3 minutes each: Mr Michael Flitney on application CB/15/01162/FULL 5 Fen End, Stationing of two storage containers, and Mr Anthony Waudby on application CB/15/01163/FULL 5 Fen End, Installation of a warm air heater with flue pipe to rear.

Mr Flitney

Outlined concerns regarding an increase in activity to and from the containers, particularly with forklifts, unacceptable noise levels, and that permission granted for previous containers required gave a 3 year permit with no other containers to be permitted, and that any contents must be moved by hand, not forklift.

Mr Waudby

Outlined concerns about the foul smelling, dark smoke emitting from the chimney every day, including Saturday mornings. Also advised that it left a residue on adjacent houses and PVC window frames, and that residents could not use their gardens when the chimney emits smoke. This is a retrospective application, and the whole site has been subject to complaints by residents and discussions with Central Beds Council, and a current Planning Enforcement Notice. He felt that this is not a 'warm air heater' and expressed concerns about health of nearby residents in Dane Close and Saxon Avenue from breathing the smoke.

Members then considered the applications before them, and it was:

Resolved that the comments made on the planning application as listed and forming part of these minutes be forwarded to Central Bedfordshire Council Planning Department.

48/15 EXECUTIVE ACTION – RETURN OF PLANNING COMMENTS

Members were asked to approve executive action taken by the Clerk, in conjunction with the Chairman, to return the following comments on applications received since the last meeting:

CB/15/00818/FULL

20 Kingsway, SG5 4EL

Erection of a 2 bedroom chalet bungalow – Revised plans received

Town Council comment: No objection to this amendment as detailed

(Details for Committee – bungalow width reduced by 500mm. Parking space width increased to 5.065m)

CB/TRE/15/00112

1 Heron Way, SG5 4QB

Works to a tree protected by a Preservation Order: Prune one Ash tree located along the brook to the side of the property. The tree is listed as T3 within Tree Preservation Order Ref: MB/TPO/98/0004

Town Council comment: No objection to this application as detailed

(Details for Committee – overall reduction of Ash tree by approx. 25% subject to approval by Central Bedfordshire Council)

Resolved that the executive action taken in returning the above comments made on applications CB/15/00818/FULL and CB/TRE/15/00112 be approved.

49/15 CONSIDERATION OF APPLICATIONS BY CENTRAL BEDS DEVELOPMENT MANAGEMENT COMMITTEE

Resolved that application CB/15/01163/FULL 5 Fen End, Stotfold, SG5 4BA – Installation of a warm air heater with flue pipe to rear is called in for consideration by the Development Management Committee, and that they are referred to correspondence between adjacent residents and other Central Beds Council departments.

50/15 ITEMS FOR INFORMATION PURPOSES, RELEVANT TO THIS COMMITTEE ONLY

A Member advised that he had discovered an application on the Central Beds Council website for a one-form entry lower school in the Fairfield Parish, on the eastern side of Hitchin Road. The application's travel assessment document also refers to an additional 190 houses.

There being no further business the meeting was closed at 7.45pm

CHAIRMAN

DATED

PLANNING DECISIONS – Planning 29th April 2015

App No	Address	Detail	Stotfold Town Council Comments	Central Beds Council Decision
CB/15/00003/FULL	16a High Street	Single rear extension and single storey front extensions with conversion of garage, new side windows and replacement roof	Object as the proposed single storey extension compromises the off-road parking available, as it could only practically take two cars within the site. There would therefore be more cars parked on the High Street due to the increase in traffic flow due to the recent highway improvement works	Approved 20/02/15
CB/14/04574/FULL	70 Hitchin Road	Dropped kerb to front of property	No objections	Approved 11/02/15
CB/14/04832/ADV	Astwick Service Station	Advertisement: the retention of an illuminated advertisement	No objections	Approved 24/02/15
CB/14/04981/FULL	Rear of 116 Hitchin Road	Erection of single storey detached dwelling	Object to the proposal due to inadequate parking and turning space within the site, and suggest that the applicant uses more of the garden space available to provided sufficient parking and turning space to allow a vehicle to leave site in a forward motion	Approved 03/03/15
CB/14/01589/FULL	The Pig & Whistle, 40 Brook Street	Demolition of existing PH and redevelopment of the site as 7 No houses with associated landscaping and parking	Object on the following grounds: the proposal constitutes overdevelopment of the site; the design of the proposed dwellings is inappropriate for the area and does not reflect the style and design of the dwellings in the immediate locality, construction materials should also closely match adjacent properties; as part of the planning gain we require an additional street light to be installed in footpath 11 at the rear eastern corner of the development plot, adjacent to Hallworth Close, and a second light to be installed at the rear/east corner of plot 7; as part of the development the adjacent section of footpath	Approved 31/03/15

			<p>11 along the boundary of the site should be re-laid with tarmac across its width, removing all grassed areas, and should edge up to the current car park; we request that double yellow lines are put in along the frontage of the site to prevent on-street parking on this bend in Brook Street; should this application be approved, suitable health and safety precautions must be taken, in particular in relation to dust control as there are two neighbours in very close proximity with health problems that will be exacerbated by demolition dust; also should developers wish to carry out pile driving, we request that the developer undertakes a prior geological survey due to the close proximity to old properties.</p>	
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APPROVAL CONDITIONS

16a High Street

1. The development hereby permitted shall begin not later than three years from the date of this permission.
Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. All external works hereby permitted shall be carried out in materials to match as closely as possible in colour, type and texture, those of the existing building.
Reason: To safeguard the appearance of the completed development by ensuring that the development hereby permitted is finished externally with materials to match the existing building in the interests of the visual amenities of the locality, in accordance with Policy DM3 of the Core Strategy and Development management Policies (2009).

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows shall be inserted into the western flank elevation of the proposed rear extension hereby permitted, without the grant of further specific planning permission from the Local Planning Authority.
Reason: To protect the privacy of neighbouring residents, in accordance with Policy DM3 of the Core Strategy and Development Management Policies (2009).

4. The Development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers CBC/001; and 202014/1A.
Reason: To identify the approved plan/s and to avoid doubt.

70 Hitchin Road

1. The development hereby permitted shall begin not later than three years from the date of this permission.
Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. The development hereby permitted shall not be first occupied or brought into use until the junction of the vehicular access with the highway has been constructed in accordance with Drawing Number CBC/003.
Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and the premises, in accordance with Policy DM3 of the Core Strategy and Development Management Policies (2009).
3. Before the new access is first brought into use, a triangular vision splay shall be provided on each side of the new access drive and shall be 2.8m measured along the back edge of the highway from the centre line of the anticipated vehicle path to the point 2.0m measured from the back edge of the footway into the site along the centre line of the anticipated vehicle path. The vision splay so described and on land under the applicant's control shall be maintained free of any obstruction to visibility exceeding a height of 600mm above the adjoining footway level.
Reason: To provide adequate visibility between the existing highway and the proposed access and to make the access safe and convenient for the traffic that is likely to use it, in accordance with Policy DM3 of the Core Strategy and Development Management Policies (2009).
4. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers CBC/001, CBC/002, CBC/003.
Reason: To identify the approved plan/s to avoid doubt.

NOTES TO APPLICANT

The applicant is advised that no works associated with the construction of the vehicular access should be carried out within the confines of the public highway without prior consent, in writing, of the Central Bedfordshire Council. Upon receipt of this Notice of Planning Approval, the applicant is advised to contact Central Bedfordshire Council's Highways Help Desk, quoting the Planning Application number. This will enable the necessary consent and procedures under Section 184 of the Highways Act to be implemented. The applicant is also advised that if any of the works associated with the construction of the vehicular access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc) then the applicant will be required to bear the cost of such removal or alteration.

The applicant is advised that photographs of the existing highway that is to be used for access and delivery of materials will be required by the Local Highway Authority. Any subsequent damage to the public highway resulting from the works as shown by the photographs including damage caused by delivery vehicles to the works, will be made good to the satisfaction of the Local Highway Authority and at the expense of the applicant. Attention is drawn to Section 59 of the highways Act 1980 in this respect.

Astwick Service Station

1. This consent is limited to a period of five years from the date of this decision.
Reason: To comply with Regulation 14 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

2. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
3. Any advertisement displayed, and any site used for the displays of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
4. Any structure or boarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
5. Where any advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.
Reason: Conditions 1-5: To comply with the provisions of Schedule 2 (Regulation 2 (1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.
6. The proposed sign shall have a maximum luminance of 1600 candelas per square metre.
Reason: To avoid glare or undue distraction to road users in the interest of road safety.
7. This consent relates only to the details shown on the submitted plans, numbers: CBC/001, CBC/002, E012868 and NW0005.
Reason: To identify the approved plan/s and to avoid doubt.

Rear of 116 Hitchin Road

1. The works shall begin not later than three years from the date of this consent.
Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. **No development shall commence until details of the materials to be used for the external walls and roofs of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall therefore be carried out in accordance with the approved details.**
Reason: To control the appearance of the building in the interests of the visual amenities of the locality to accord with Policy CM3 of the Core Strategy and Development Management Policies Document (2009).
3. **No development shall commence until a scheme has been submitted for approval in writing by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected. The details shall include acoustic style fencing along the rear boundary of the site. The boundary treatment shall be completed in accordance with the approved scheme before the building is occupied and be thereafter retained.**
Reason: To safeguard the appearance of the completed development and the amenities of the neighbouring occupants.
4. No building shall be occupied until the junction of the proposed vehicular access with the highway has been constructed in accordance with the approved details.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and the premises.

5. Notwithstanding the details shown and before the access is first brought into use, a triangular vision splay shall be provided at the southern corner of the rear garden for no. 116. The splay should measure 3.m along the boundary in a northerly direction and 2.0m along the southern side of the boundary. The vision splay so described shall be maintained free of any obstruction to visibility exceeding a height of 600mm above the adjoining footway level.

Reason: To provide adequate driver/driver and driver/pedestrian intervisibility along the access from the parking provision and to provide adequate manoeuvring area for vehicles using the access to enable them to leave in forward gear.

6. The proposed vehicular access shall be surface in bituminous or other similar durable material as may be approved in writing by the Local Planning Authority for a distance of 5.0m into the site, measured from the highway boundary, before the premises are occupied. Arrangements shall be made for surface water drainage from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

Reason: To avoid the carriage of mud or other extraneous material or surface water from the site into the highway so as to safeguard the interest of highway safety.

7. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, number 11014, CBC/001.

Reason: To identify the approved plan/s and to avoid doubt.

NOTES TO APPLICANT

Any conditions in bold must be discharged before the development commences. Failure to comply with this requirement could invalidate this permission and/or result in enforcement action.

1. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.
2. The applicant is advised that no works associated with the construction of the vehicular access should be carried out within the confines of the public highway without prior consent, in writing, of the Central Bedfordshire Council. Upon receipt of this Notice of Planning Approval, the applicant is advised to contact Central Bedfordshire Council's Highways Help Desk, quoting the Planning Application number. This will enable the necessary consent and procedures under Section 184 of the Highways Act to be implemented. The applicant is also advised that if any of the works associated with the construction of the vehicular access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc) then the applicant will be required to bear the cost of such removal or alteration.

The applicant is advised that the requirements of the New Road and Street Works Act 1991 will apply to any works undertaken within the limits of the existing public highway. Further details can be obtained from the Traffic Management Group Highways and Transport Division, Central Bedfordshire Council

The applicant is advised that photographs of the existing highway that is to be used for access and delivery of materials will be required by the Local Highway Authority. Any subsequent damage to the public highway resulting from the works as shown by the photographs, including damage caused by delivery vehicles

to the works, will be made good to the satisfaction of the Local Highway Authority and at the expense of the applicant. Attention is drawn to Section 59 of the Highways Act 1980 in this respect.

The Pig & Whistle, 40 Brook Street

See notice, on file or on Central Beds Council website.

PLANNING APPLICATIONS
29th April 2015

- A** CB/15/01162/FULL comments due 18/05
5 Fen End, SG5 4BA
Mr J Withey – Oakwood Joinery
Stationing of two storage containers
Town Council comment: We have no objections to this application, however the Town Council has concerns that previous planning conditions attached to application 06/00482/FULL (variation application 07/01599/FULL) regarding siting of containers, are not being complied with and we ask that the previous conditions are adhered to and that these conditions are also applied to this current application.
- B** CB/15/01163/FULL comments due 18/05
5 Fen End, SG5 4BA
Mr J Withey – Oakwood Joinery
Installation of a warm air heater with flue pipe to rear
Town Council comment: Object to this application on the following grounds: this being a retrospective application we are given the advantage that the extraction/incineration equipment has already been in operation for several months. Since coming into use the emissions from the burner flue pipe have constantly given neighbouring domestic properties cause for concern over environmental and personal health issues:
- Emission of thick black smoke on occasions
 - Emission of unpleasant and ‘synthetic’ odours
 - Deposits of residue on pvc frames of doors and windows
- We understand there is an amount of correspondence between Central Beds Council Planning & Public Protection departments and Mr Tony Waudby of 17 Saxon Avenue, Stotfold (and others) concerning this along with other breaches to planning conditions for other applications on this site.**
- We cannot support this application unless or until the causes of these concerns are investigated and addressed by the imposition of suitable safeguard conditions on the operation of this burner (on environmental safety grounds) or that additional fume cleansing equipment is installed and proven to operate successfully.**
- Due to the concerns expressed above, we would suggest that no final determination of this application should be given until the wellbeing of neighbouring domestic properties is assured.**
- C** CB/15/01265/VOC comments due 30/04
Rear of 116 Hitchin Road, SG5 4HT
SIJU Ltd
Variation of condition no. 5 on planning application ref: CB/14/04981/FULL dated 03/03/15.
Condition to comply with submitted drawing no. 25315
Town Council comment: No objections

- D** CB/15/01157/FULL comments due 05/05
20 Sorrel Drive, SG5 4JS
Mr N Rowley
Replace door canopy with an oak framed one with support posts. Tiled roof to match existing
Town Council comment: No objections
- E** CB/15/01181/FULL comments due 06/05
12 Murrell Lane, SG5 4PP
Mr J Judge
Single storey front infill porch
Town Council comment: No objections
- F** CB/15/01075/FULL comments due 07/05
4 Willowherb Way, SG5 4GR
Mr S Wilton
Conservatory to rear elevation
Town Council comment: No objections
- G** CB/15/01177/FULL comments due 28/04
(extension requested for 30/04)
13 Castles Close, SG5 4BZ
Mr M Lewis
Two storey side extension & single storey rear extension
Town Council: minded to give 'no objections'